## PLANNING AND ZONING COMMISSION

STAFF REPORT

June 19, 2014



## FP14-13: Proposed Final Plat of The Traditions Subdivision – Phase 26

**SIZE AND LOCATION:** 20.45 acres of land out of the John H. Jones Survey, extending generally

south and southwest from the south side of the 3400 block of North

Traditions Drive, between Westwood Main and Emory Oak Drive

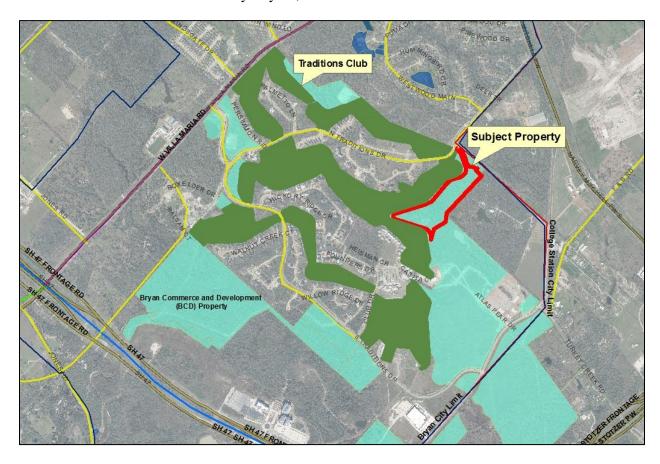
**EXISTING LAND USE:** vacant acreage

**ZONING:** Planned Development – Mixed Use (PD-M)

**APPLICANT(S):** Bryan Traditions, LP - Eddie Hare

**AGENT(S):** Schultz Engineering, LLC

**STAFF CONTACT:** Randy Haynes, Senior Planner



## PROPOSED SUBDIVISION:

The proposed final plat of Phase 26 of The Traditions Subdivision creates 30 lots intended for single-family residential development and 4.13 acres of common area on 20.45 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). The lots in this proposed subdivision phase are planned to be between 15,600 square feet and 30,000 square feet in area (0.36 to 0.69 acres), and are proposed to front a 50-foot wide private street, Mahogany Drive. This subdivision phase is proposed to be gated and lies adjacent to property owned by The Traditions Club. Of the 30 proposed lots, 18 will have direct access to the golf course.

This proposed final plat conforms to the layout shown on the related preliminary plan (case no. PP14-09). Section 110-59(k)(2) of the Subdivision Ordinance requires City Council's approval of gated subdivisions. The Planning and Zoning Commission customarily makes recommendations regarding proposed gated subdivisions, or subdivision phases, to the City Council. That preliminary plan is also scheduled for consideration by the Planning and Zoning Commission during its meeting on June 19, 2014.

## **RECOMMENDATION:**

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to** City Council's approval of a preliminary plan for this gated subdivision, as required by Subdivision Ordinance Section 110-59(k)(2), and as it has been requested with preliminary plan case no. PP14-09.